

**Ashford Lake Property Owners' Association Board Meeting
November 2, 2021
93 Lakeside Dr.**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:10 PM.

Those Board members present were: Tom Barry, Don Judson, Harry Marshall, Paul Stansel, Sue Orcutt, Jason Pufahl, Denise Pillion, and Ann Milner.

Absent were: Mindy Carpenter, Lisa McAdam Donegan, Brent Raymond and Walt Wassil.

2. Approve Annual Meeting & October Meeting Minutes

Denise motioned to approve the correct minutes. Ton seconded the motion. All present were in favor.

3. Treasurer's Report: Don Judson

Below is an executive summary of our account activity for October, including expenses, outstanding assessments, and year to date payment activity:

Checking Account

Beginning Balance	\$29,372.21
Deposits	\$706.73
Interest	\$0.19
Payments to: Thomas Barry \$117.94 Speed Bump Paint/Sign Jason Pufahl \$149.87 Annual Meeting post cards SOLitude Lake Management \$925 Phragmites Eastford Supply \$53.42 (PayPal) Posts & Hardware Mullen & Mahon \$8,110.16 Renewal of Annual Liability Insurance USPS \$25.00 Postage for Certified mail to IRS, Report to Eastford Assessor and final 2021 Bills	\$9,381.39
ENDING BALANCE	\$20,697.74

Capital Fund

Beginning Balance - Savings Account	\$43,930.80
Deposits	\$0.00

Interest	\$1.39
ENDING BALANCE	\$43,932.19
Beginning Balance - Certificate of Deposit	\$39,440.78
Interest	\$31.32
ENDING BALANCE	\$39,472.10
Total Capital Fund	\$83,404.29

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (14)	\$18,595.95	75.76%
Current year only (8)	\$4,500.00	18.33%
Current through 3/1/21 (6)	\$1,450.00	5.91%
Total Owed (28)	\$24,545.95	100.00%

2021 Payments

2021 Assessment Total (130 Property Owners, 145.11 Assessments)	\$72,555.00
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2021 Assessments Received		% of Assessment
Paid in Full (103)	\$58,305.00	80.36%
Delinquent Previous plus Current (8)	\$8,300.00	11.44%
Current year only (1)	\$25.00	0.03%
Current through 3/1/21 (6)	\$1,550.00	2.14%
Total Paid (118)	\$68,180.00	93.97%

Payments to prior balances	\$4,770.18
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Total Payments Received in 2021	\$72,950.18
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Payments and Billing

Don reviewed the comparison of October 2021 with October 2020. We have sufficient money in the checking account to get through a usual winter plowing. We could use the capital fund if necessary and then reimburse the fund when the 2022 payments come in.

The last invoices for the year were sent. We should receive the second payment at least from those who sent half of this year's payment. Almost 94% of the budgeted assessment has been paid.

Capital Fund Target

Don discussed setting a formal target for the Capital Fund. The purpose of the Capital Fund is for capital projects or a contingency for unexpected projects. There is currently \$83,000 in the Capital Fund. We should be able to make the annual \$5,000 contribution for this year. Based on 103 owners, \$100,000 is a good target for what we spend. Don motioned to set a target of \$100,000 for the Capital Fund. Ann seconded the motion. All present were in favor.

Small Claims

We initiated a small claims case against an owner who owes \$2,650. The property owner disagrees and has made a counter claim for \$40,000. The basis of claim is that we dug a hole, and her property is land locked. A motion was made with small claims to move the case to the regular docket. Tom and Don filed an objection. The case is now pending a hearing on the objection. If it moves to the regular docket, our insurance company may engage in the regular docket. If they don't, we will have to hire an attorney.

Reimbursements

Don moved to reimburse Tom \$128.93 for school bus signs for Sunset, Birchwood and Westview Drives. Jason seconded the motion. All present were in favor.

(Thank you, Glenn Orcutt for helping to put up signs!)

Tom motioned to reimburse Denise \$27.00 for the October Pumpkin Fest. Jason seconded the motion. All present were in favor.

Community Donations

Don motioned via email: "As per our 2021 budget, ALPOA will donate \$150 each to the Ashford and Eastford food bank, prior to Thanksgiving, on behalf of the association. This motion was been seconded by Tom Barry. This motion passed unanimously via email.

4. Committee Reports

Roads and Grounds: Tom Barry

SAS removed the stump at the spillway, seeded and put down hay. Then someone drove into it and it will need to be repaired. Tom will talk to SAS about possibly moving large rocks along the road by spillway to prevent people from driving in there.

Jordan hasn't billed for the last mowing. He still will trim the dam sides and clear swales.

The catch basins were cleaned on Saturday. We expect a bill for \$2,400.

There are still trees that need to be removed. There was a previous approval for \$2,000.

Environmental: Sue Orcutt

The plant life in the spillway was not dying so SOLitude resprayed a couple weeks ago.

Blue green algae have been noticed around shores. This could be because of the transition in the weather and should clear. We will keep an eye on it.

Recreation: Denise Pillion

The Pumpkin Fest was attended by about 30 people.
The Turkey Trot Fun Run will be on Thanksgiving. Volunteers are needed to time.
Participants will be asked to sign a waiver for this non-competitive event for insurance purposes.

5. Other Matters

48 Lakeside Dr.

The lot at 48 Lakeside is being transferred. Site plans for a two-bedroom home have been drawn and sent to ALPOA.

Review & discuss proposals for surveying & engineering on Ashford Lake Drive

We have received a quote for surveying from J & D Engineering for \$1,950. A previous quote from another company was for \$5,000.

Paul motioned to engage J & D Engineering to do a topographical survey on Ashford Lake Dr. for drainage improvements. Harry seconded the motion. All present were in favor.

We have received a proposal from Wentworth Civil Engineering to design and draft drainage improvements for the section of Ashford Lake Dr. for \$6,800. It is by far more cost effective than a previous proposal for \$16,000 from another firm. The proposal is good until January so we could wait to sign the agreement since we need to pay \$2,500 up front. The topographical survey needs to be completed before this work can be done. We used this firm for the wetlands surveying a few years ago.

Denise motioned to engage Wentworth Civil Engineering to do the drainage design plan for Ashford Lake Dr. according to their proposal. Paul seconded the motion. All present were in favor.

Discuss proposed Lake District Regulations and possible position letter to PZC (Incl. Overlay Zoning District & Special Permit regulations for Bed & Breakfast and Short-Term Rentals)

The Board discussed the proposed Lake District Regulations and the overlay zoning district as presented by Bob Michel at the Annual Meeting and the Ashford Planning & Zoning Committee meeting. The Lake District Regulations don't take the whole lake drainage into account. There is property beyond the boundaries of the lake association that also drain into Ashford Lake. If an overlay district was also created, it would protect the environmental impact and lake water. Since ALPOA bylaws entrust the Association to protect Ashford Lake, a letter will be written to the Ashford PZC supporting the overlay district. Paul motioned to express support for an overlay zoning district. Jason seconded the motion. All present were in favor.

Ashford requires a special permit for a bed and breakfast or short-term rental. It limits rentals to three times in six-month period. The Board agreed that whatever applies to the town would apply to properties at the lake. The Board recommends the owners have liability insurance.

The overlay is the only issue in our purview so is the only one we feel we can address with the Ashford PZC.

6. Next Meeting:

The next Board meeting will be held on December 7th at 7:00 PM on Zoom.

7. Adjournment

At 8:50 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,
Ann Milner
Recording Secretary
December 4, 2021